

TRANSFER
TAX
PAID

Know All Men by These Presents
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That, I, Jacqueline I. Cote, a single person, of Waterville, County of Kennebec and State of Maine in consideration of One Dollar and other valuable consideration paid by Jacqueline I. Cote and Charles H. Kellenberger, whose mailing address is 2A Preston Street, Waterville, Maine 04901, the receipt whereof is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Jacqueline I. Cote and Charles H. Kellenberger, as joint tenants and not as tenants in common, their heirs and assigns forever, a certain lot or parcel of land bounded and described as follows:

Beginning at a steel pin marking the southwesterly corner of the property conveyed to Robert and Jacqueline Cote by deed recorded in the Kennebec County Registry of Deeds in Book 1723, Page 67, said pin being on the northerly side of a passway leading from Water Street to the Kennebec Sanitary Treatment District Plant. Thence on a 1975 magnetic bearing of south eighty-nine degrees, five minutes west (S 89° 05' W) for eighteen and seven tenths (18.7') feet to a post; thence north ten degrees twenty-one minutes east (N 10° 21' E) along the remaining land of Timothy Cote for one hundred nine and four tenths (109.4') feet to a stake; thence south sixty-two degrees forty-six minutes east (S 62° 46' E) along the land formerly of C. Caron, now Robert Giroux, for eighteen feet (18') to a steel pin marking the northwesterly corner of the property of the grantee; thence south nine degrees forty-three minutes west (S 09° 43' W) along the land of the grantees for one hundred and five tenths (100.5') feet to the point of beginning.

This parcel contains about nineteen hundred square feet (1900 sq. ft.) and is part of parcel "E" conveyed to Gerald L. Cote and Rita L. Cote by Gerald R. Cote as recorded in the Kennebec County Registry of Deeds in Book 1439, Page 384.

Meaning and intending to convey the same premises conveyed by Gerald E. Cote and Rita L. Cote to Robert T. Cote and Jacqueline I. Cote by deed dated May 13, 1981 and recorded in the Kennebec County Registry of Deeds in Book 2382, Page 16.

Also, another parcel of land situated in Waterville, and bounded and described as follows, to wit:

A certain lot or parcel of land on the northerly side of Water Street, (south) in the City of Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:-

Beginning at an iron pin set into the ground in or near the northerly line of Water Street which pin marks the easterly point of the triangular lot here conveyed and an angle in the southerly line of property, now or formerly of Darrold Clair; thence westerly in the northerly line of said Water Street (south), one

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hundred seventy-five (175) feet to a point; thence north 10° 32' E, one hundred two (102) feet, more or less, to the southwesterly line of said Clair property; thence turning an acute angle and 63° 17' E, two hundred thirty-nine and two one hundredths (239.02) feet to the iron pin at the point of beginning.

Meaning and intending to convey the same premises as designated in a deed from Gerald R. Cote and Rite L. Cote to Robert T. Cote and Jacqueline I. Cote, dated May 3, 1974, recorded in the Kennebec County Registry of Deeds in Book 1723, Page 67.

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Jacqueline I. Cote and Charles H. Kellenberger, their heirs and assigns, to them and their use and behoof forever.

And I do COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that me and my heirs shall and will WARRANT and DEFEND the same to the said Grantees heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof I the said Jacqueline I. Cote joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 6th day of October in the year of our Lord one thousand nine hundred ninety-seven.

Signed, Sealed and
Delivered in presence of

Marcia J. Kulpa
Witness

Jacqueline I. Cote
Jacqueline I. Cote

STATE OF MAINE
KENNEBEC, SS.

Personally appeared the above named Jacqueline I. Cote and acknowledged the above instrument to be her free act and deed.

Before me, Marcia J. Kulpa
Notary Public/Attorney at Law
Marcia J. Kulpa
Type Name

RECEIVED KENNEBEC SS.

97 DEC -5 AM 9:00

ATTEST: Larson-Rand Maine
REGISTER OF DEEDS

